

PROPERTY TAX APPEAL BOARD'S DECISION

APPELLANT: George Liakopoulos
DOCKET NO.: 05-23248.001-R-1
PARCEL NO.: 17-06-204-034-0000

The parties of record before the Property Tax Appeal Board (PTAB) are George Liakopoulos, the appellant, by attorney Mary T. Nicolau of Smith, Davies & Nicolau of Chicago and the Cook County Board of Review (board).

The subject property consists of a 73-year-old, two-story building of masonry construction containing four apartments and one commercial unit and containing 2,780 square feet of building area and located in West Township, Cook County. The mixed use property includes one and one half bathrooms and a partial basement.

The appellant, through counsel, submitted evidence before the PTAB claiming unequal treatment in the assessment process as the basis of the appeal. In support of this argument, the appellant offered four suggested comparable properties located within a quarter mile of the subject. These properties consist of two-story mixed use buildings of masonry construction, and range in age from 80 to 122 years and contain two or four apartments and one commercial unit each. The comparables include one, two or four bathrooms and three buildings have partial basements. The comparables contain between 2,940 and 3,750 square feet of building area and have total assessments ranging from \$21,795 to \$41,532 or from \$6.58 to \$11.64 per square foot of building area. Based on this evidence, the appellant requested a reduction in the subject's assessment.

The board of review submitted its "Board of Review Notes on Appeal" wherein the subject's final total assessment of \$38,666, or \$13.91 per square foot of building area, was disclosed. In support of the subject's assessment, the board of review offered a printout of the property disclosing the subject's characteristics. The board offered no other evidence to support

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Based on the facts and exhibits presented, the Property Tax Appeal Board hereby finds a reduction in the assessment of the property as established by the COOK County Board of Review is warranted. The correct assessed valuation of the property is:

LAND: \$ 3,750
IMPR. \$31,250
TOTAL: \$35,000

Subject only to the State multiplier as applicable.

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the subject's assessment. Based on this evidence, the board of review requested confirmation of the subject property's assessment.

After reviewing the record and considering the evidence, the Property Tax Appeal Board finds that it has jurisdiction over the parties and the subject matter of this appeal. The Illinois Supreme Court has held that taxpayers who object to an assessment on the basis of lack of uniformity bear the burden of proving the disparity of assessment valuations by clear and convincing evidence. Kankakee County Board of Review v. Property Tax Appeal Board, 131 Ill.2d 1 (1989). The evidence must demonstrate a consistent pattern of assessment inequities within the assessment jurisdiction. After an analysis of the assessment data, the Board finds the appellant has overcome this burden.

The PTAB finds the appellant's four comparables are somewhat similar to the subject but with differences in building area, age and building units to be considered. These properties have total assessments ranging from \$5.16 to \$9.58 per square foot of building area. The subject's per square foot total assessment of \$13.91 is above the range established by these properties. After considering adjustments and the differences in the suggested comparables when compared to the subject property, the PTAB finds the evidence is sufficient to effect a change in the subject's current assessment.

As a result of this analysis, the PTAB finds the appellant has adequately demonstrated that the subject mixed use building was inequitably assessed by clear and convincing evidence and a reduction is warranted.

This is a final administrative decision of the Property Tax Appeal Board which is subject to review in the Circuit Court or Appellate Court under the provisions of the Administrative Review Law (735 ILCS 5/3-101 et seq.) and section 16-195 of the Property Tax Code.



Chairman



Member



Member



Member



Member

DISSENTING: _____

C E R T I F I C A T I O N

As Clerk of the Illinois Property Tax Appeal Board and the keeper of the Records thereof, I do hereby certify that the foregoing is a true, full and complete Final Administrative Decision of the Illinois Property Tax Appeal Board issued this date in the above entitled appeal, now of record in this said office.

Date: June 27, 2008



Clerk of the Property Tax Appeal Board

IMPORTANT NOTICE

Section 16-185 of the Property Tax Code provides in part:

"If the Property Tax Appeal Board renders a decision lowering the assessment of a particular parcel after the deadline for filing

complaints with the Board of Review or after adjournment of the session of the Board of Review at which assessments for the subsequent year are being considered, the taxpayer may, within 30 days after the date of written notice of the Property Tax Appeal Board's decision, appeal the assessment for the subsequent year directly to the Property Tax Appeal Board."

In order to comply with the above provision, YOU MUST FILE A PETITION AND EVIDENCE WITH THE PROPERTY TAX APPEAL BOARD WITHIN 30 DAYS OF THE DATE OF THE ENCLOSED DECISION IN ORDER TO APPEAL THE ASSESSMENT OF THE PROPERTY FOR THE SUBSEQUENT YEAR.

Based upon the issuance of a lowered assessment by the Property Tax Appeal Board, the refund of paid property taxes is the responsibility of your County Treasurer. Please contact that office with any questions you may have regarding the refund of paid property taxes.